

# Goldhurst House, Parr's Way, Fulham Reach, W6

Asking Price: £3,500,000

Benham & Reeves

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3 Bedroom (s) 3 Bathroom (s) Leasehold

This beautifully presented three bedroom, three bathroom apartment comprises a stunning curved open-plan reception and kitchen with floor-to-ceiling windows and access to a large wrap-around private terrace.

The interior comprises three large bedrooms, including a principal with an en-suite bathroom and dressing room, two further en-suite bathrooms, a guest cloakroom, a superb, modern kitchen, and a generous reception room overlooking the river toward the former Harrods Depositary. The property's attention to detail is exceptional, with integrated Miele appliances in the kitchen, marble worktops, marble tiling throughout the entrance hall, a hardwood floor in the living room, and marble panelling in the bathrooms. Technical features include a speaker system, underfloor heating, air-conditioning and adjustable light systems.

Located on the banks of the River Thames, close to Hammersmith Bridge, it offers easy access to peaceful riverside walkways and charming waterfront pubs and restaurants along this stretch. The Fulham Reach development benefits from 24-hour concierge service, private fitness centre, swimming pool, sauna, treatment room, wine cellar and virtual golf, as well as shops, bars and restaurants.

Hammersmith Underground station is 0.5 miles away and offers Hammersmith and City, Circle, District and Piccadilly Line services into Central London.







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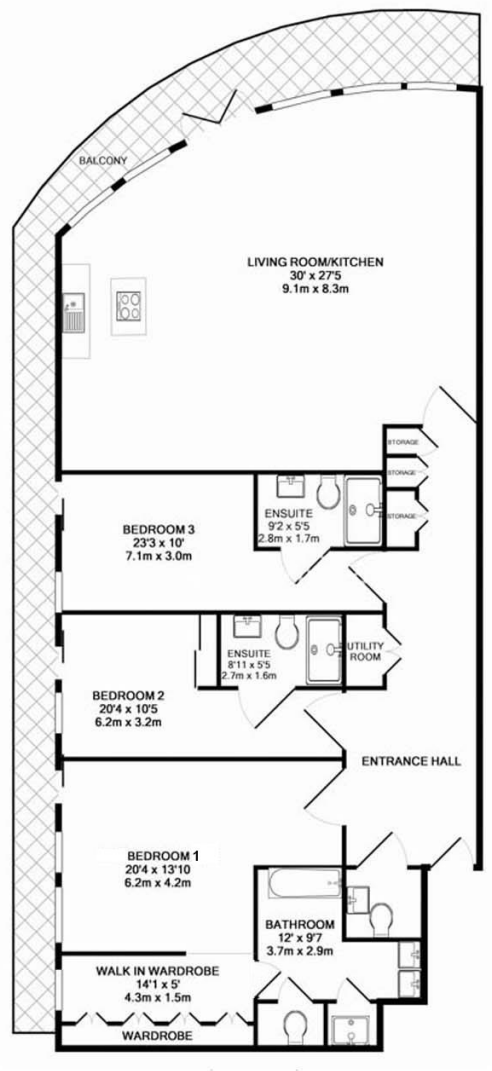
## Property Features:

- Three Bedrooms
- Three Bathrooms
- Third Floor
- 1909 Square Feet (Approx.)
- 24 Hour Concierge
- Residents Gym
- Spa and Swimming Pool
- Virtual Golf and Screening Room
- Riverside Location
- Hammersmith Underground station

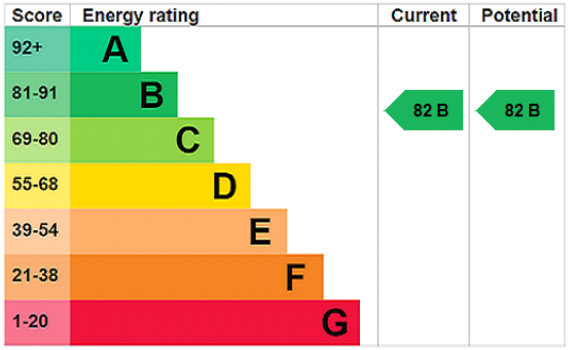
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**Total Gross Internal Area**
177.4 Sq/m - 1909 Sq/ft




Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

| | |
|---|---|
| Asking Price: | £3,500,000 |
| Tenure: | Leasehold<br>Expires 28/09/3010<br>Approximately 983 Years Remaining |
| Ground Rent: | £550.00 (per annum)<br>Review Period: 20 years<br>Next: 2031<br>Increase: Double |
| Service Charge: | £19,048.65 (per annum)<br>for the year 2026 |
| Anticipated Rent: | £10,000.00 pcm<br>Approx. 3.4% Yield |

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN220280

T: 020 8600 0960
E: hammersmith@benhams.com
W: www.benhams.com

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